

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION 2019-11-2**

**RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT OF SALE FOR  
PROPERTY COMMONLY KNOWN AS 3195 ROUTE 206**

**WHEREAS**, the Township Committee of the Township of Mansfield (the “Township”) desires to sell certain land known as Block 30, Lot 12 on the Tax Map of the Township (the “Property”), which is no longer needed for public use, to CPLB Land Associates LLC, a New Jersey limited liability company (“CPLB”), for a purchase price of Fifty Thousand Dollars (\$50,000.00) (the “Transaction”); and

**WHEREAS**, the Transaction is being made pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”); and

**WHEREAS**, under Section 12A-8(g) of the LRHL, the Township has authority to convey the Property without public bidding; and

**WHEREAS**, the Township Solicitor has prepared an Agreement of Sale which calls for the Transaction to “close” on or before February 1, 2020; and

**WHEREAS**, the Township Committee desires to ensure the receipt of the proceeds from the Transaction by no later than February 1, 2020, and this declare that the date shall be a “time of the essence” date for closing; and

**WHEREAS**, the Township desires to sell the Property to CPLB upon the terms and conditions set forth in the Agreement of Sale, attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT**

**RESOLVED:** That the Township Committee hereby authorizes the sale of the Property and accepts CPLB’s offer to purchase the Property in the amount of Fifty Thousand Dollars (\$50,000.00).

**RESOLVED:** That the Mayor and Township Clerk are hereby authorized and directed to execute the Agreement of Sale for the Property, subject to such modifications as may be agreed to by the Township Solicitor so long as such modifications do not change the fundamental intent of the Agreement of Sale (i.e. that it is to be sold in 2020 for Fifty Thousand Dollars (\$50,000.00) in an “AS IS, WHERE IS” fashion).

**RESOLVED:** That the Mayor, Township Clerk, Township Administrator, Chief Financial Officer, Township Solicitor, and such other officers as may be necessary are hereby authorized to execute such closing documents as may be required to complete the Transaction, including the deed, title company documents, closing statement, and other necessary documents.

**MOTION: DIGIUSEPPE                      SECOND: CAIN**

**ROLL CALL VOTE**

**AYES: DIGIUSEPPE, CAIN, MAGEE**

**NAYS:                      ABSTAIN: GABLE, HIGGINS      ABSENT:**

**CERTIFICATION**

I, **LINDA SEMUS, RMC, CMR**, Municipal Clerk of the Township of Mansfield, County of Burlington, State of New Jersey do hereby certify this to be a true and correct copy of the Resolution adopted by the Mansfield Township Committee at their regular meeting held on November 26, 2019 at the Mansfield Municipal Complex at 4:00 PM.

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**Linda Semus, RMC, CMR, Municipal Clerk**